



CALIFORNIA STATE
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

STATE PUBLIC WORKS BOARD
March 8, 2002

MINUTES

PRESENT:

Ms. Annette Porini, Chief Deputy Director, Department of Finance
Mr. Barry Keene, Director, Department of General Services
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member, Darrell Steinberg
Assembly Member Kevin Shelley
Assembly Member Sally Havice
Senator Richard G. Polanco
Senator Betty Karnette
Senator Wesley Chesbro

STAFF PRESENT:

Jim Lombard, Assistant Administrative Secretary, Department of Finance
Madelynn McClain, Executive Secretary, State Public Works Board
Genevieve Frederick, Budget Analyst, Department of Finance

OTHERS PRESENT:

Irene Anderson, Department of General Services
Gerry Clark, Department of General Services
Syed Alam, Department of Mental Health
Pamela West, Military Department
Darryl Balcao, Military Department
Warren Westrup, Department of Parks and Recreation
Lisa Crownover, Department of Motor Vehicles
Frederick Fenton, Department of Motor Vehicles
Cynthia Spita, Department of Parks and Recreation
Aaron Todd, State Treasurer's Office
Chris Vance, State Treasurer's Office
Peggy Zenter, Department of Parks and Recreation
Sabrina Winn, Department of General Services
Mary Tequidn, Department of General Services
Rob Kane, Department of Parks and Recreation

CALL TO ORDER AND ROLL CALL:

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:05 am called the meeting to order. Mr. Lombard, Assistant Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Mr. Lombard reported staff had reviewed the minutes from the February 8, 2002, regular meeting and the February 15, 2002, special meeting and believe them to accurately reflect the Board's proceedings at the meetings and recommended approval.

Hearing no other objections, the minutes of the February 8, 2002, regular meeting and the February 15, 2002, special meeting were unanimously approved.

BOND ISSUES:

Mr. Lombard reported that there were six bond items. However, we are pulling all of the bond items to allow staff to address some technical issues.

CONSENT CALENDAR:

Mr. Lombard noted that the Consent Calendar covered Items #7 through #26. We are pulling Item #14, Department of General Services, Department of Parks and Recreation, Powell II Property.

The **revised consent calendar** covers Items #7, through #13 and Items #16 through #26.

Mr. Lombard indicated that in summary, the revised consent calendar proposes seven requests to approve preliminary plans; five requests to authorize site selection; four requests to authorize acquisition; two requests to authorize acquisition of a scenic (open space) easement through acceptance of an Offer to Dedicate.

There is one 20-day letter in your package. Item #26, California Community Colleges, Mission College, Science and Technology Complex, approve an augmentation. A 20-day letter was sent to the Legislature on February 15, 2002, without comment.

Staff recommends approval of the **revised consent calendar** Items #7 through #13 and Items #15 through #26.

A motion was made by Mr. Keene, and by Seconded Mr. Garcia to adopt the Revised Consent Calendar, and to approve Agenda Items #3 through #13 and Items #15 through #26.

The revised consent calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Mr. Lombard noted that there were two Action Items. Item #27, Department of General Services, Department of Parks and Recreation, Mill Creek. At the last PWB meeting on February 8, 2002 you requested staff to report back to you on issues raised by Del Norte County.

Assemblywoman Strom-Martin coordinated meetings with all of the interested parties and I believe the issues have been or will soon be resolved. In any case the issues raised should not cause the PWB to delay taking action to approve this acquisition. However, staff advises that the item should be pulled from the agenda because all due-diligence has not been completed.

Item #28, Department of Health Services, Southern California Fire and Life Safety Renovation. This item will approve project termination and the reversion of funds.

A motion was made by Mr. Garcia, and by Seconded Mr. Keene to adopt Action Item #28.

The motion passed by a 3-0 vote.

OTHER BUSINESS:

Mr. Lombard noted that there were no items of other business.

REPORTABLES:

Mr. Lombard indicated there were thirteen reportables.

NEXT MEETING:

Mr. Lombard noted that the next PWB meeting is scheduled for Friday, April 12, 2002, at 10:00 am in Room 112.

Having no further business, the meeting was adjourned at 10:10 a.m.

BOND ITEMS

BOND – ITEM 1

**DEPARTMENT OF GENERAL SERVICES (1760)
OFFICE BUILDING # 10 RENOVATION, SACRAMENTO COUNTY**

Authority: Chapter 106/01, Item 50.10.161

- a. **Adopt a resolution authorizing interim financing**

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 1

Department of General Services
Office Building # 10, Sacramento County

Action requested

This action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Department of Education, who currently occupies OB # 10 located at 721 Capitol mall, is scheduled to move to the East End Complex in July of 2002. This proposal provides for the renovation of this six-story building of 145,800 gross square feet. The project will renovate the space to provide open space architecture including carpet, wall finishes, modular system furniture and ceiling tiles. Additional improvements include the removal and replacement of the existing roof and windows, and upgrade the electrical system including cabling for communication/data/security. The project also includes the installation of fire sprinklers and the removal of hazardous materials (lead paint and asbestos) and special consideration will be given to maintain the historic significance of this building, which was constructed from 1950 to 1953.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 50.10.161 provided \$1,033,00 for the Preliminary Plan phase of this project. The State Public Works Board and the Department of General Services may obtain interim financing for the project costs authorized in this item from any appropriate source pursuant to Sections 16312 and 16313 of the Government Code. No project costs have been allocated to date.

\$25,865,000 total estimated project costs

0 project costs previously allocated: No project costs have been allocated to date.

\$1,033,000 project costs to be allocated: preliminary plans; working drawings \$1,094,000; construction \$23,738,000 (\$15,866,000 contract; \$1,111,000 contingency; \$6,761,000 A&E)

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	August 2002
Approve working drawings:	March 2003
Complete construction:	March 2004

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 2

**DEPARTMENT OF GENERAL SERVICES (1760)
OFFICE BUILDING # 8 RENOVATION, SACRAMENTO COUNTY**

Authority: Chapter 106/01, Item 50.10.160

- a. **Adopt a resolution authorizing interim financing**

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 2

Department of General Services
Office Building # 8, Sacramento County

Action requested

This action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Department of Health services, which currently occupies space at 714 P Street, is scheduled to move to the East End Complex. This proposal provides for the renovation of this Seventeen-story building of approximately 307,555 gross square feet. The renovation will consist of demolition of all interior partitions including the removal and replacement of existing finishes including the removal of hazardous materials (lead paint and asbestos); upgrade of the electrical and data wiring; upgrade all ADA and Fire and Life Safety items to current codes; and will provide open space architecture including carpet, modular systems furniture and ceiling tiles. A central reception building is also planned for security purposes by providing one public entrance as well as space for an on-site child care facility to be shared with OB#9 adjacent to OB# 8.

Funding and Cost Verification

This project is within cost. The Budget Act of 2001 provides \$1,858,000 for preliminary plans for OB#8. No project costs have been allocated to date.

\$109,134,000 total estimated project costs

0 project costs previously allocated: No project costs have been allocated to date.

\$1,858,000 project costs to be allocated: For the Preliminary Plan Phase for OB 8; working drawings \$2,207,000; construction \$51,917,000 (\$33,607,000 contract; \$2,352,000 contingency; \$ 15,958,000 A&E)

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	October 2002
Approve working drawings:	May 2003
Complete construction:	September 2004

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 3

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
Site Development and Infrastructure

Authority: Chapter 106/01, Item 6440-301-0660(2)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the delivery of Site Leases and amendments to Site Leases, as needed.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total estimated project cost: \$37,012,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 3

University of California, Merced
Site Development and Infrastructure

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Site Development and Infrastructure project, implemented in three phases, will provide for the site development and infrastructure necessary to establish the new campus and support an enrollment of 6,000 FTE students by 2010-11, the first phase of campus development.

Funding and Project Cost Verification

This project is within cost.

\$76,826,000 total estimated project costs

\$3,437,000 project costs previously allocated: preliminary plans

\$73,389,000 project costs to be allocated: working drawings -- \$3,044,000; construction -- \$70,345,000 (\$64,574,000 contract, \$3,202,000 contingency, \$2,569,000 A/E) at CCCI 4019

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: August 2004

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 4

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
Library/Information Technology Center

Authority: Chapter 106/01, Item 6440-301-0660(4)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the delivery of Site Leases and amendments to Site Leases, as needed
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total estimated project cost: \$40,302,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 4

University of California, Merced
Library/Information Technology Center

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Library/Information Technology Center project will construct the initial library and information center that will serve as a major instructional and resource facility for the entire campus and will provide key research support to programs in the social sciences and humanities. The 120,000-sq facility will house information resources and services, conventional library services, computer classrooms, video conferencing facilities, instructional technology support services, and other media services. In its initial use, the facility will provide start-up space for student service functions such as admissions, registrar, financial aid, and counseling activities, as well as for campus administration and other office functions until permanent facilities can be constructed for them.

Funding and Project Cost Verification

\$56,500,000	total estimated project cost.
\$ 3,900,000	project costs previously allocated: preliminary plans - \$1,800,000 and working drawings - \$2,100,000.
\$52,600,000	project costs to be allocated: construction \$40,302,000 (\$36,400,000 contract, \$1,832,000 contingency, \$2,070,000 A/E) at CCCI 4019 and equipment - \$12,298,000 at EPI 2564.

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: August 2004

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 5

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
Science and Engineering Building

Authority: Chapter 106/01, Item 6440-301-0660(3)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the delivery of Site Leases and amendments to Site Leases, as needed.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total estimated project cost: \$56,648,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 5

University of California, Merced
Science and Engineering Building

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Science and Engineering Building project will provide 102,000 asf for teaching and research labs, lab support space, faculty and administrative offices for the Divisions of Natural Sciences and Engineering.

Funding and Project Cost Verification

\$74,046,000 total estimated project cost.

\$2,500,000 project costs previously allocated: preliminary plans - \$2,500,000

\$71,546,000 project costs to be allocated: working drawings - \$2,600,000; construction - \$56,648,000 (\$51,450,000 contract, \$2,548,000 contingency and \$2,650,000 A/E) at CCCI 4019 and equipment - \$12,298,000 at EPI 2627.

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: July 2004

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 6

UNIVERSITY OF CALIFORNIA (6440)

DAVIS CAMPUS, YOLO COUNTY

UC Davis Medical Center Hospital Upgrade Master Plan

Tower II Phase 2 and Tower II Phase 3

Authority: Section 15820.85 of the Government Code

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the delivery of Site Leases and amendments to Site Leases, as needed.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total estimated project cost:

\$17,410,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 6

University of California
UC Davis Medical Center Hospital Upgrade Master Plan
Tower II Phase 2 and Tower II Phase 3

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The University of California, Davis Medical Center (UC Davis Medical Center) proposed the Hospital Upgrade Master Plan to satisfy the seismic safety requirements for acute care hospital facilities imposed by SB 1953 (Chapter 740/94). The required SB 1953 work includes both renovation and new replacement space and will be divided into five phases as follows: the completion of four Tower II floors, construction of a new Ancillary Addition, renovation of the East Wing, demolition of the North-South Wing, infrastructure improvements, and other minor related improvements. New space funded by State lease revenue bonds will replace current assignable square feet (asf) lost due to seismic safety requirements, on a one-to-one basis only. The scope and cost of this project was approved at the February 9, 2001 PWB meeting. Bond financing requested in this action will support phases in Tower II and totals \$17,410,000.

Funding and Cost Verification

This project is within cost. The State of California authorized \$600 million of lease revenue bonds in Chapter 71/00 to assist in financing hospital seismic projects. The Davis project has been allocated \$120 million of the \$600 million lease revenue bonds authorized. In addition to the bonds, \$168,100,000 in hospital reserves and donor funds will be provided for a total cost of \$288,100,000. Funding and Cost Verification for the Tower II Phase 2 and Tower II Phase 3 work is as follows:

\$46,829,000 total estimated project cost

\$8,928,000 project costs previously allocated: preliminary plans - \$2,857,000 (hospital reserves), working drawings - \$2,744,000 (hospital reserves), construction - \$3,327,000 (hospital reserves).

\$ 37,901,000 project costs to be allocated: construction - \$12,053,000 (hospital reserves), \$5,000,000 (state general obligation bonds), \$17,410,000 (state lease revenue bonds); equipment - \$3,438,000 (hospital reserves).

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: December 2003

Staff Recommendation: Adopt resolution.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF GENERAL SERVICES (1760)
JUDICIAL COUNCIL OF CALIFORNIA (0250)
FIFTH APPELLATE DISTRICT NEW COURTHOUSE, FRESNO COUNTY
JCC Project Number 002, DGS Parcel Number 10001

Authority: Chapter 52/00, Item 0250-301-0001(3)

a. **Authorize site selection**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of General Services
Judicial Council of California
Fifth Appellate District New Courthouse

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The project provides for acquisition of land and the construction of a replacement facility for the Fifth Appellate District Court in Fresno. The acquisition phase of the project includes acquiring fee simple interest in two parcels (approximately 150 feet apart) that total approximately 2.05 acres of land that is presently improved with a fast food restaurant and several older homes. The property is located in a designated redevelopment zone. The Redevelopment Agency of the City of Fresno has offered to acquire all the parcels in the redevelopment zone and to then deliver the property to the State of California with the improvements removed from the property.

Funding and Cost Verification

This project is within cost. Chapter 52, Budget Act of 2000, Item 0250-301-0001(3) provides \$1,031,000 for this acquisition of fee simple interest. The property can be acquired with the funds available and in accordance with Legislative intent.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 31, 2002.

Condition of Property:

On January 22, 2002, DGS Environmental Services staff toured the Armenian Town property proposed for acquisition by the Judicial Council as the site of the 5th Appellate District's new courthouse.

The property is located within an approved City of Fresno Redevelopment District for which an environmental evaluation of future development of the subject property has been completed. The proposed new courthouse would be compatible and consistent with the city's objectives and goals for future development of the property as outlined in the City Redevelopment Agency's approved Environmental Impact Report for the Armenian Town Redevelopment area.

Prior to conveyance to the State, the property is to be completely cleared of all existing buildings and unneeded infrastructure. On the date of the site inspection, no due diligence issues were noted that would prevent site acquisition. The site is particularly well suited to accommodate the much-needed expansion of the court facility to meet current and future growth needs. The purchase is appropriated for its intended use.

Other:

- The proposed site meets the location requirements of the Judicial Council of California (JCC).
- There is no relocation assistance involved with this project.
- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- There is no implied dedication involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 8

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF MOTOR VEHICLES (2740)
SAN YSIDRO FIELD OFFICE RELOCATION, SAN DIEGO COUNTY
DMV Project Number 113, DGS Parcel Number 10004

Authority: Chapter 106/01, Item 2740-301-0044(4)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of General Services
Department of Motor Vehicles
San Ysidro Field Office Relocation

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The project provides for acquisition of land and the construction of a replacement facility for the Department of Motor Vehicles San Ysidro Field Office. The acquisition phase of the project includes acquiring fee simple interest in three contiguous parcels that total approximately 3.26 acres of land that are unimproved vacant lots, ready for development. The owner is actively seeking a sale, with the parcels listed with a real estate broker.

Funding and Cost Verification

This project is within cost. Chapter 106, Budget Act of 2001, Item 2740-301-0044(4) provides \$3,171,000 for this acquisition of fee simple interest. The property can be acquired with the funds available and in accordance with Legislative intent.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 31, 2002.

Condition of Property

The Department of General Services, Environmental Services Section staff have conducted a site visit of this property and reported no due diligence issues that would prevent site selection.

Other:

- The proposed site meets the location requirements of the Department of Motor Vehicles (DMV).
- There is no relocation assistance involved with this project.
- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- There is no implied dedication involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 9

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA TAHOE CONSERVANCY (3125)
TWIN PEAKS STREAM ENVIRONMENT ZONE, EL DORADO COUNTY
DGS Parcel Number 10093, CTC Project Number CTC-012A

Authority: Chapter 106/01, Item 3125-301-0005(3)

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of General Services
California Tahoe Conservancy
Twin Peaks Stream Environment Zone

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has approved funding for land acquisition pursuant to Section 66907 of the Government Code, which includes the purchase of real property or interests therein for the purposes of protecting the natural environment, and watershed restoration and protection. This request will authorize acquisition of approximately 1.96 acres for the purpose of watershed restoration and protection.

Funding and Cost Verification

This project is within cost. Chapter 106, Budget Act of 2001, Item 3125-301-0005(3), provides \$3,025,000 for land acquisition and site improvements in the Upper Truckee River watershed. The property can be acquired with the funds available and in accordance with Legislative intent.

\$593,000 total estimated project costs

\$18,000 project costs previously allocated: appraisal, site assessment, title and escrow related services

\$575,000 project costs to be allocated: \$575,000 for land acquisition

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April 2002.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 17, 2001, and the waiting period expired on November 21, 2001.

Condition of Property

DGS Environmental Services Section (ESS) conducted a site visit to this property during site selection. ESS staff have also reviewed a Preliminary Site Assessment, Phase I, provided by the agent for this property. ESS staff believe the PSA I was professionally prepared to the standards for due diligence assessments. The PSA I found the property does not contain known hazards that could be revealed by site inspection, records research, or consultation with regulatory agencies.

Based on these findings, ESS staff recommend approval of acquisition.

Other:

- Approximately 26,000 square feet or 30% of the total property has been developed and disturbed with the construction of a combined office and shop building, asphalt parking and storage area, and concrete walkways. The acquisition provides an opportunity to remove the existing development and restore and preserve stream environment zone and other high-hazard lands. The acquisition may facilitate coordinated treatment of storm water runoff involving adjacent United States Forest Service lands and Caltrans' plans for water quality improvements along the adjacent U.S. Highway 50 corridor.
- The purchase price will not exceed estimated fair market value determined by a DGS approved appraisal.
- The CTC will assume ongoing management of the property after escrow closes. Staffing will be absorbed within California Tahoe Conservancy's (CTC) existing support budget.
- Demolition costs for the structure could range from \$32,000 to \$45,000, which includes an outside estimate for asbestos abatement costs ranging \$7,000 to \$10,000. The Conservancy has sufficient funds to cover the demolition activities.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 10

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA TAHOE CONSERVANCY (3125)
STATELINE/VAN SICKLE ACQUISITION PROJECT, EL DORADO COUNTY
DGS Parcel Numbers 10091 and 10092, CTC Project Number CTC-011A

Authority: Chapter 50/99, Item 3125-301-0001(2)
Chapter 52/00, Item 3125-301-0286(2)
Chapter 106/01, Item 3125-301-0001(1)
Chapter 106/01, Item 3125-301-0001(3)
Chapter 106/01, Item 3125-301-0001(4)

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

Department of General Services
California Tahoe Conservancy
Stateline/Van Sickle Acquisition Project

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has approved funding for land acquisition pursuant to Section 66907 of the Government Code, which includes the purchase of real property or interests therein for the purposes of protecting the natural environment, enhancing public access, and watershed protection. This request will authorize acquisition of approximately 154 acres in fee simple interest and the acceptance of the donation of approximately 2 acres for public access and watershed restoration purposes.

Funding and Cost Verification

This project is within cost. Chapter 50/99, Item 3125-301-0001(2) provides \$5,767,000, Chapter 52/00, Item 3125-301-0286(2) provides \$357,000, Chapter 106/01, Item 3125-301-0001(1) provides \$1,000,000, Chapter 106/01, Item 3125-301-0001(3) provides \$1,322,000, and Chapter 106/01, Item 3125-301-0001(4) provides \$1,121,000 for this acquisition. The property interests can be acquired with the funds available and in accordance with Legislative intent.

\$3,851,000 total estimated project costs

\$10,108 project costs previously allocated: title and escrow services

\$3,840,892 project costs to be allocated: \$3,821,000 for land acquisition and \$19,892 for relocation expenses

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April 2002.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 14, 2001, and the waiting period expired on January 18, 2002.

Condition of Property

DGS Environmental Services Section (ESS) conducted a site visit to this property during preparation of the environmental document for the proposed fire station. Staff concluded that a formal Preliminary Site Assessment, Phase I, was not necessary for acquisition based on the following findings: (1) the property is mostly open space, with limited ranching improvements (fences, a barn, etc.), and is situated outside of the urban area, the majority of the property is in a natural condition (forestland); (2) based on an observation of the site and discussions with the current owner, there are no surface/subsurface improvements on the property that would require inspection; and (3) the properties adjacent to the site do not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise concern for migration of hazardous materials. In addition, a records search of the hazardous property inventory for this area was conducted; no reported hazardous sites are located on or near this property.

Based on these findings, ESS staff recommend approval of acquisition.

Other:

- The purchase price will not exceed estimated fair market value as determined by a DGS approved appraisal.
- DGS staff has prepared a Relocation Entitlement Report detailing the relocation expenses.
- There are at least two historic structures situated on the property, a log cabin and a horse barn. There are no immediate plans to alter these historic structures. Any restoration or demolition activities that may be proposed at a future date will be done in consultation with the State Office of Historic Preservation. CTC has no pending plans for use of the existing improvements on the site. The historic structures will be maintained at minimal cost in a state of arrested stabilization for the present.
- There are additional small cabins and several dirt roads on the property. The Conservancy has sufficient funds to cover the demolition of the small cabins.
- The property has a pending eminent domain action. Under this action a gondola easement was obtained and is of record. The approved appraisal established the value for the property subject to this easement. The CTC is requiring resolution of the eminent domain action prior to the close of escrow for the property to be purchased to assist with clarifying which items of record the State's title insurance policy will reflect.
- The property is situated next to property previously donated to the State of Nevada by the same Grantor in 1989. The possibility exists that a bi-state State Park could ultimately be developed on the public lands owned by the State of Nevada and to be purchased by the CTC.
- Staffing pertaining to the acquisition of this property will be absorbed within CTC's existing support budget.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 11

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
RAYMOND FOREST FIRE STATION, MADERA COUNTY
CDF Project Number 173, DGS Parcel Number 9880

Authority: Chapter 50/99, Item 3540-301-0001(45)

a. **Authorize acquisition consistent with the staff analysis**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

Department of General Services
Department of Forestry and Fire Protection
Raymond Forest Fire Station

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has approved the funding for the acquisition of the land and the construction of a standard California Department of Forestry and Fire Protection (CDF) one-engine forest fire station, including an eight-person barracks/messhall, a two-bay fire apparatus building, a gas/oil fueling facility, paving, drainage system, vehicle wash racks, water well, septic systems, utilities, and landscaping. The acquisition phase of the project includes acquisition of fee simple interest in approximately five (5) acres.

Funding and Cost Verification

This project is within cost. Item 3540-301-0001(45), Budget Act of 1999, provides \$100,000 for this acquisition of fee simple interest and there is a sufficient balance remaining in the account to pay the total project costs outlined below. The property can be acquired with the funds available and in accordance with Legislative intent.

\$2,627,000 total estimated project costs

\$100,000 project costs previously allocated: acquisition \$100,000

\$2,527,000 project costs to be allocated: preliminary plans \$237,000, working drawings \$168,000, and construction \$2,122,000 (\$1,679,000 contract, \$84,000 contingency, \$324,000 A & E services, and \$35,000 agency retained)

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 20, 2000 and the waiting period expired on January 18, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April 2002.

Condition of Property

DGS Environmental Services Section (ESS) conducted a site visit to this property during preparation of the environmental document for the proposed fire station. Staff concluded that a formal Preliminary Site Assessment, Phase I, was not necessary for acquisition based on the following findings: (1) the property is at a rural location, it is in a natural condition (oak woodland); (2) based on an observation of the site and discussions with the current owner, there are no surface/subsurface improvements on the property that would require inspection; and (3) the properties adjacent to the site do not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials.

Based on these findings, ESS staff recommend approval of acquisition.

Other:

- The site meets the requirements of the California Department of Forestry and Fire Protection.
- There is no relocation assistance involved with this project.
- The purchase price does not exceed the estimated fair market value as determined by a Department of General Services approved appraisal.
- There is no implied dedication involved with this project.

Staff Recommendation: Authorize acquisition consistent with the staff analysis

CONSENT ITEMS

CONSENT – ITEM 12

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CARNEGIE STATE VEHICULAR RECREATION AREA, ALAMEDA COUNTY
DPR Parcel Number A24902, DGS Parcel Number 10087

Authority: Chapter 52/00, Item 3790-301-0263(3)

a. **Authorize acquisition consistent with the staff analysis**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

Department of General Services
Department of Parks and Recreation
Carnegie State Vehicular Recreation Area

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This action is within scope. The Legislature has funding from the Off-Highway Vehicle Trust fund for the purchase of 14 different parcels totaling approximately 436 acres in the Carnegie State Vehicular Recreation Area (CSVRA). The acquisition includes approximately 13 homes outbuildings and related structures. As part of this project, the Department of Parks and Recreation (DPR) is requesting acquisition approval to acquire approximately 119 acres of improved property as an addition to CSVRA. The improvements include an owner-occupied 27-year old one-story house consisting of 2,413 square feet, with a two and ½ car detached garage, two barns, and one metal storage shed.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0263(3) provides \$9 million for acquisition in fee simple interest and associated overhead for real property and for removal and/or stabilization of structures located on the various properties. To date, DPR has spent approximately \$7.12 million to acquire 301.13 acres. This property can be acquired within the funds available and in accordance with Legislative intent.

\$1,013,900 total estimated project costs

\$3,000 project costs previously allocated: DGS staff costs

\$1,010,900 project costs to be allocated: \$974,000 acquisition; relocation assistance costs of \$32,500, and estimated closing costs of \$4,400

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 21, 2000, and the waiting period expired on August 25, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in April of 2002.

Condition of Property

DGS Environmental Services Section (ESS) conducted a site visit to this property on January 4, 2002. Staff concluded that a formal Preliminary Site Assessment, Phase I, was not necessary for acquisition based on the following findings: (1) the property is at a rural location and has mostly been used for grazing, with limited ranching improvements (fences, a residential home, barn, etc.); (2) based on an observation of the site and discussions with the current owner, there are no surface/subsurface improvements on the property that would require inspection; and (3) the properties adjacent to the site do not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise concern for migration of hazardous materials.

Based on these findings, ESS staff recommend approval of acquisition.

Other:

- This project was approved for site selection by the State Public Works Board on February 8, 2002.
- The property was appraised by a private appraiser under contract to the property owner and the proposed offer is consistent with the fair market value approved by Department of General Services (DGS) staff.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- The acquisition will require the property owner to remove all personal property and debris identified on the site.
- DPR has received an approved Relocation Assistance Entitlement Report prepared by DGS. The owner is entitled to \$22,500 for replacement housing and \$10,000 for moving expenses.
- DPR is evaluating the existing buildings for their operational use. Based on this evaluation, DPR may incur maintenance and/or removal costs relating to the existing improvements. These costs will be absorbed within DPR's existing budget.
- The budget item provides \$700,000 for fencing, stabilization, demolition, disposal and other remedial issues associated with all of the 14 parcels to be acquired within this project.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 13

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CASPAR HEADLANDS STATE BEACH, LOT G, MENDOCINO COUNTY
DPR Parcel Number A36300, DGS Parcel Number 10095

*Authority: Chapter 52/00, Item 3790-301-0001(7)
Chapter 106/01, Item 2660-101-0890*

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

Department of General Services
Department of Parks and Recreation
Caspar Headlands State Beach, Lot G

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Budget Act provides the Department of Parks and Recreation (DPR) with funding to acquire various sized parcels of land that are surrounded at least fifty percent by State Park property and where DPR ownership would improve operations of the existing state park unit. This request would authorize the site selection for approximately 0.62 acres of unimproved land from the Mendocino Land Trust for purposes of public access and open space. This parcel is adjacent to the Caspar Headlands project, which will become the State Park property in March of 2002, and the acquisition would permit DPR to continue to use the land for public access and open space preservation.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0001(7) provides \$500,000 in DPR funds for inholding purchases. There is currently approximately \$257,000 remaining in this account. The Legislature has also provided for expenditure Federal grant funds by the Department of Transportation (Caltrans) for federal discretionary transportation corridor improvement grants and formula Section 163 grants. Caltrans has identified \$300,000 from this Federal Aid program to DPR for acquisition of the property and the California Transportation Commission's (CTC's) approved the funding for this project at its January 23-24, 2002 meeting.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 15, 2001, and the waiting period expired on September 18, 2001.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is April/ May 2002.

Condition of Property

- DGS Environmental Services staff toured the Caspar Headlands Lot G parcel proposed for acquisition by the Department of Parks and Recreation. A Phase I Environmental Site Assessment completed in July 2000 for the Caspar Headlands did not recognize any potential environmental concerns with Lot G. No due diligence issues were noted during the September 2001, site tour that would prevent site selection.

Other

- The property was appraised by a private appraiser under contract to DPR and the proposed offer is consistent with the fair market value approved by DGS staff.
- There is no relocation assistance involved with this project.
- Future staffing pertaining to this property will be absorbed within DPR's existing support budget.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 14

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
POWELL II PROPERTY, MORRO BAY STATE PARK
SAN LUIS OBISPO COUNTY
DPR Parcel Number A34300, DGS Parcel Number 10083

*Authority: Chapter 106/01, Item 2660-101-0183
Chapter 106/01, Item 0540-101-0001(I)
Chapter 52/00, Item 3790-301-0001(6)*

a. Authorize acquisition consistent with the staff analysis

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

Department of General Services
Department of Parks and Recreation
Powell II Property, Morro Bay State Park

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has provided for expenditure Program 20, State grant funds by the Department of Transportation (DOT) for local assistance, highway transportation from the Environmental Enhancement Mitigation Demonstration Program Fund. The Legislature has also provided for expenditure State grant funds by the Resources Agency for local assistance (coastal county) from the Secretary of Resources Grants Fund. This request will authorize acquisition of a 40± acre viewshed property for the preservation of critical habitat. This property is located off Sage Avenue in the town of Los Osos along the east side of Morro Bay State Park. Although a relatively small parcel, its acquisition is key to protecting a wetland and riparian area adjacent to existing protected land and will prevent disturbances caused by nearby residential development.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 2660-101-0183 provides expenditure authority to DOT of \$10,000,000, which can be used for grants of this nature, and there is sufficient balance remaining in the account to pay a portion of the total acquisition cost. DOT has approved a grant of \$500,000 for the acquisition of this property. Chapter 106/01, Item 0540-101-0001(1) also provides expenditure authority to the Resource Agency of \$3,147,000, which can be used for grants to cities or counties for projects of this nature. A grant of \$100,000 has already been provided from this funding to San Luis Obispo County and the County intends

to provide a grant to the Trust for Public Lands (TPL) for the purposes of funding this acquisition. These funds will be deposited to the escrow with title passing to the State of California, acting by and through the Department of Parks and Recreation (DPR). The remaining funds have been secured by TPL for this acquisition. The remaining funding sources are: USFWS Section 6 Grant (\$650,000) and Morro Bay National Estuary Program, Environmental Restoration Grant (\$250,000). These remaining funding will also be deposited directly into escrow with title passing to the State of California, acting by and through the DPR. Acquisition staff costs, including potential inspections of the property for compliance with the terms of the Grants, are the only costs to the DPR for this acquisition. Chapter 52/00, Item 3790-301-0001 provides expenditure authority of \$50,000, which can be used for costs of this nature.

\$1,504,000 total estimated project costs

 \$500 project costs previously allocated (DGS staff costs)

 \$3,500 project costs to be allocated for title and escrow fees

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 27, 2001, and the waiting period expired on June 1, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March 2002.

Condition of Property

- DGS Environmental Services staff toured the Powell II property proposed for acquisition by the Department of Parks and Recreation in January 2002. It appears that a Phase I Environmental Site Assessment would not be warranted. This site is primarily an intact prehistoric archaeological shell midden whose deposition most likely predates European contact. Issues of concern are not of a hazardous nature but potentially one of a resource management and/or future site development.

Other

- Site Selection was approved at the February 8, 2002 PWB meeting.
- DPR indicates that approval of this acquisition will not obligate the State to additional operating costs other than potential inspections of the property for compliance with the terms of the Grants. The need for these funds will be reviewed as part of the budget process.
- The purchase price will not exceed the appraised value approved by DGS.
- The property is vacant and unimproved. There are no relocation costs associated with this property.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the State.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 15

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
MENDOCINO HEADLANDS AND MENDOCINO WOODLANDS STATE PARKS
BIG RIVER PROJECT, MENDOCINO COUNTY
DPR Project A37100, DGS Parcel 10096

Authority: Chapter 106/01, Item 3790-301-0005(28)
Chapter 52/00, Item 3640-301-0005
Chapter 52/00, Item 3640-302-0001
Chapter 52/00, Item 3760-301-0005(2) and (5)
Chapter 52/00, Item 3760-302-0005(2)(S)
Chapter 52/99, Item 3760-301-0001(1)
TEA Grants

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

Department of General Services
Department of Parks and Recreation
Mendocino Headlands and Mendocino Woodlands State Parks
Big River Project, Mendocino County

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. This project provides for the acquisition of approximately 7,318 acres adjacent to Mendocino Headlands and Mendocino Woodlands State Parks.

Funding and Cost Verification

This project is within cost. Mendocino Land Trust (MLT) has entered into a purchase agreement with the property owner to acquire the property. MLT will provide \$6,400,500 in private donations toward the purchase by the State. Save-the-Redwoods League (SRL) will provide an additional \$1,000,000 donation. The Federal government has allocated grant funds through the U.S. Fish and Wildlife Service toward this acquisition. Caltrans, through its Transportation Enhancement Activities (TEA) Funding, will provide \$1,000,000 toward this project; the Federal government, through the US Fish and Wildlife Service, will provide \$1,000,000 toward this acquisition; federal and non-federal private corporation funds, through the National Fish and Wildlife Foundation, will provide \$200,000 in funds;

The property can be acquired in accordance with Legislative intent by supplementing the private donations plus the Federal contribution with funds from Chapter 106/01, Item 3790-301-0005 (28) from the 2000 Bond Redwood Acquisition Program; Chapter 52/00, Item 3640-302-0001, Chapter 52/00, Item 3640-301-0005; Chapter 50/99, Item 3760-301-0001 (1); and Chapter 52/00, Items 3760-301-0005(2) and (5) and Chapter 52/00, Item 3760-302-0005(2)(S).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 4, 2001, and the waiting period expired on November 8, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April/May 2002.

Condition of Property

A Preliminary Site Assessment was performed by a private consultant that was approved by DGS. DGS conducted its own site visit of the property in September 2001 and is satisfied with the condition of the property)

Other

- A private appraiser under contract to MLT appraised the property and the proposed offer is consistent with the fair market value approved by DGS staff.
- Any request for future staffing, operating and maintenance costs will be considered through the normal budget process.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.
- There is no implied dedication involved in this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 16

DEPARTMENT OF GENERAL SERVICES (1760)
SANTA MONICA MOUNTAINS CONSERVANCY (3810)
CAPLAN, OFFER TO DEDICATE SCENIC (OPEN SPACE) EASEMENT
LOS ANGELES COUNTY
SMMC Project Number 202D, Permit No. A 42-80

- a. **Authorize acquisition of a scenic (open space) easement through acceptance of an Offer to Dedicate**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

Department of General Services
Santa Monica Mountains Conservancy
Caplan, Offer to Dedicate Scenic (Open Space) Easement

Action Requested

The requested action will authorize acquisition of a scenic (open space) easement through acceptance of an Offer to Dedicate.

Irrevocable Offer to Dedicate

The Coastal Commission granted conditional development Permit Number A 42-80 on June 18, 1980, for proposed development in the coastal zone. The conditional permit required the property owner to record an irrevocable Offer to Dedicate (OTD) a conservation and scenic easement over the property in the form of an Irrevocable Offer to Dedicate Scenic Easement and Declaration of Restrictions. The OTD expires, if not accepted within 21 years of its creation. This OTD will expire on March 17, 2002, unless accepted by a qualified governmental entity or non-profit organization. On August 26, 1999, the Santa Monica Mountains Conservancy authorized acceptance of this OTD.

Terms and Restrictions

This is a conservation and scenic easement in gross and in perpetuity for light, air, view, and the preservation of scenic qualities over the open space property. The use of the property shall be limited to natural and private open space for habitat protection, resource conservation, and private recreation.

Cost

The only costs associated with acceptance of this OTD are the staff costs to process the acceptance. No significant future costs have been identified with the acceptance of this OTD.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 27, 2001, and the waiting period expired on January 31, 2002.

Staff Recommendation: Authorize acquisition of a scenic (open-space) easement through acceptance of an Offer to Dedicate.

CONSENT ITEMS

CONSENT – ITEM 17

DEPARTMENT OF GENERAL SERVICES (1760)
SANTA MONICA MOUNTAINS CONSERVANCY (3810)
HAYNIE, OFFER TO DEDICATE SCENIC (OPEN SPACE) EASEMENT
LOS ANGELES COUNTY
SMMC Project Number 209D, Permit No. 42-80

- a. **Authorize acquisition of a scenic, open space easement through acceptance of an Offer to Dedicate**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

Department of General Services
Santa Monica Mountains Conservancy
Haynie, Offers to Dedicate Scenic (Open Space) Easements

Action requested

The requested action will authorize acquisition of scenic (open space) easements through acceptance of Offers to Dedicate.

Irrevocable Offers to Dedicate

The Coastal Commission granted conditional development Permit Number 42-80 on June 18, 1980, for residential subdivision development in the coastal zone. The permit required the property owner to record two Irrevocable Offers to Dedicate (OTD) scenic or open-space easements on two non-contiguous parcels, at locations separate from the subject property to be developed. The OTD's, recorded in the form of Irrevocable Offers to Dedicate Scenic Easements and Declaration of Restrictions, will expire on March 26, 2002 and April 9, 2002, respectively, unless accepted by a qualified governmental entity or non-profit organization. On August 26, 1999, the Santa Monica Mountains Conservancy authorized acceptance of the OTD's.

Terms and Restrictions

These are conservation and scenic (easements) in gross and in perpetuity for light, air, view, and the preservation of scenic qualities over the open-space properties. The use of the properties shall be limited to natural and private open space for habitat protection, resource conservation, private recreation and limited visitor servicing recreational uses.

Cost

The only costs associated with acceptance of the OTD's are the staff costs to process their acceptance. No significant future costs have been identified with the acceptance of the OTD's.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 7, 2002, and the waiting period will expire on March 13, 2002.

Other

These OTDs are open space easements only. No access or use of the property will be conveyed to the State upon acceptance other than the right (not the obligation) for the State to enter the property only for inspection purposes to ensure the use restrictions are not being violated.

Staff Recommendation: Authorize acquisition of scenic (open space) easements through acceptance of offers to dedicate pending expiration of the Notice of Exemption waiting period.

CONSENT ITEMS

CONSENT – ITEM 18

DEPARTMENT OF GENERAL SERVICES (1760)
MILITARY DEPARTMENT (8940)
BAKERSFIELD - UNION ARMORY, KERN COUNTY
MIL Project Number 014, DGS Parcel Number 9881

*Authority: Chapter 50/99, Item 8940-301-0001(3)
as re-appropriated by Chapter 52/00, Item 8940-490*

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

Department of General Services
Military Department, Bakersfield – Union Armory

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The original appropriation contemplated acquisition of a specific property with industrial/office improvements located on a 9-acre site. The scope of the project was been modified by two scope change approvals from the Public Works Board (PWB).

At the January, 2001 PWB hearing, the Military Department (MIL) requested and received approval of a scope change to allow for acquisition of an alternate site. A 20-day letter from the Department of Finance regarding the scope change was sent to the Legislature on December 5, 2000 and received no response.

At the February, 2002 PWB hearing, MIL requested and received approval of a scope change to allow for acquisition of approximately 20 acres of vacant industrial property for an armory facility to accommodate two new military transportation units.

The property identified for acquisition is approximately 20 acres located within an industrial park in an unincorporated area adjacent to Bakersfield in Kern County.

Funding and Cost Verification

This project is within cost. Item 8940-301-0001(3), Budget Act of 1999, as reappropriated by Item 8940-490, Budget Act of 2000, authorized \$2,125,000 for acquisition and environmental study. The property can be acquired with the funds available and in accordance with Legislative intent.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2002.

Condition of Property

Department of General Services (DGS) staff toured the Kern County property proposed for acquisition by the Military Department for their new Armory. A Phase I Environmental Site Assessment completed in August 1999, reported, "No visual evidence or documentation indicating any environmental concerns with the property in this report. No environmental impairments were found on the adjacent properties that would affect the property in this report." No due diligence issues were noted during the November 2001 site tour that would prevent the site selection.

Other:

- The proposed site meets the location requirements of the Military Department.
- There is no relocation assistance involved with this project.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- There is no implied dedication involved with this project.
- Improvements will be federally funded.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 19

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
FENNER CANYON CONSERVATION CAMP, FENNER CANYON, LOS ANGELES COUNTY
Construct Vehicle Apparatus Buildings, Replace Office

Authority: Chapter 50/99, Item 3540-301-0001 (27)
Chapter 106/01, Item 3540-301-0001 (21)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

Department of Forestry and Fire Protection
Fenner Canyon CC, Construct Vehicle Apparatus Buildings, Replace Office

Action requested

The requested action will provide approval of preliminary plans and release of working drawing funds for this project.

Scope Description

This project is within scope. The approved project provides for the construction of four California Department of Forestry and Fire Protection (CDF) buildings at an existing Conservation Camp. The work will include 2 -1,984+/- SF 4-bay Crew Carrying Vehicle (CCV) Buildings; 1 – 1,260+/- SF 4-bay Utility Vehicle (UV) Building; an 8,000+/- SF combination administrative office and officer's quarters building, leach field; paved parking areas; and drainage.

Funding and Cost Verification

This project is not within cost. Based on the completed preliminary plans estimate, this project is approximately \$96,000 (3.6 percent) over budget. While a number of project costs have actually decreased, including site work and the administrative office building, total project costs have increased due to an error in the original estimate, which only factored in the cost of one of the two approved 4-Bay CCV Buildings. CDF has been directed to seek cost reduction measures during the working drawings phase of this project to attempt to bring this project back within cost.

\$2,753,000 total estimated project costs

\$2,657,000 total authorized project costs

 \$86,000 project costs previously allocated: preliminary plans \$86,000

\$2,667,000 project costs to be allocated: working drawings \$119,000 and construction \$2,548,000 (\$2,188,000 contract, \$109,000 contingency and \$251,000 A&E and other project costs)

 \$96,000 unrecognized increase in project costs

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 23, 2000 and the waiting period expired on July 23, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings: July 2002

Complete construction: November 2003

Staff Recommendation: **Approve preliminary plans, release of working drawing funds and direct the department to bring project costs within budget during the working drawings phase of this project.**

CONSENT ITEMS

CONSENT – ITEM 20

DEPARTMENT OF PARKS AND RECREATION (3790)
OLD TOWN SAN DIEGO STATE HISTORIC PARK, SAN DIEGO COUNTY
McCoy House Exhibits

Authority: Chapter 106/01, Item 3790-301-0005(22)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 20

Department of Parks and Recreation
Old Town San Diego State Historic Park, San Diego County
McCoy House Exhibits

Action requested

The requested action will approve preliminary plans for the project.

Scope Description

This project is within scope. This project will provide exhibits for the newly reconstructed James McCoy House and allow it to function as the Old Town San Diego State Historic Park interpretive center. The project includes the fabrication and installation of interior and exterior exhibits, production of introductory video and purchase of all related equipment and materials to complete this interpretive program. The project will also involve the purchase of some period furnishings. The plans prepared to meet the requirement for preliminary plans are sufficient to function as construction drawings and work will move directly from the preliminary plan phase to the construction phase, due to the nature of this project.

Funding and Cost Verification

This project is within cost.

\$793,000 total estimated project costs

\$96,000 project costs allocated: preliminary plans

\$697,000 project costs to be allocated: construction (contract \$693,000, agency retained \$4,000)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 11, 2001 and the waiting period expired on January 15, 2002.

Project Schedule

The project schedule is as follows:

Complete construction: March 2003

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 21

DEPARTMENT OF PARKS AND RECREATION (3790)
MONTEREY STATE HISTORIC PARK, MONTEREY COUNTY
Stevenson Adobe Repair

Authority: Chapter 52/00, Item 3790-302-0005(47)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 21

Department of Parks and Recreation
Monterey State Historic Park, Monterey County
Stevenson Adobe Repair

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project was added to the 2000 Budget Act by the Legislature with no defined scope. The project will improve the seismic resistance of the Stevenson Adobe, upgrade the building's heating, security and lighting systems to meet museum needs, and make improvements to the building's east façade.

Funding and Cost Verification

This project is within cost.

\$349,000 total estimated project costs

\$27,000 project costs previously allocated: preliminary plans \$27,000

\$322,000 project costs to be allocated: working drawings \$18,000, construction \$304,000 (\$255,000 contract, \$18,000 contingency, \$7,000 A&E costs \$24,000 agency retained items) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 11, 2001 and the waiting period expired on November 17, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings	April 2002
Complete construction:	November 2002

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 22

DEPARTMENT OF MENTAL HEALTH (4440)
METROPOLITAN STATE HOSPITAL, LOS ANGELES COUNTY
Construct School Building

Authority: Chapter 106/01, Item 4440-301-0001 (2.5)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 22

Department of Mental Health
Metropolitan State Hospital, Los Angeles County
Construct School Building

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The project will construct a new 26,801 square foot, one-story school building to meet state educational standards. It will include administrative offices for educational staff and a recreation area for students. The building will be sited adjacent to the adolescent living units where the existing R & T Building is scheduled to be demolished. Existing parking will be reworked and an emergency generator will be relocated.

Funding and Cost Verification

This project is not within cost. The 2002-03 Governor's Budget proposes a construction appropriation of \$6,657,000. After the completion of preliminary plans, total construction is estimated at \$6,703,000, which is \$46,000 greater than the amount included in the Budget. DMH has been directed to bring the project within cost during the working drawing phase.

\$7,563,000 total estimated project cost

\$412,000 project costs previously allocated: preliminary plans

\$7,105,000 project costs proposed in 2002-03 Governor's Budget to be allocated upon appropriation: \$448,000 working drawings; \$6,657,000 construction (\$5,622,000 contract; \$281,000 contingency; \$755,000 A& E; \$45,000 agency retained) at CCCI 4019

\$46,000 project costs in excess of amount proposed in the 2002-03 Governor's Budget

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 29, 2002 and the waiting period expired on March 6, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings:	July 2003
Complete construction:	February 2005

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 23

CALIFORNIA COMMUNITY COLLEGES (6870)
RIVERSIDE COMMUNITY COLLEGE DISTRICT,
NORCO VALLEY CAMPUS, RIVERSIDE COUNTY
Child Development Center

Authority: Chapter 106/01, Item 6870-301-0574 (47.2)

- a. Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 23

California Community Colleges
Riverside Community College District, Norco Valley Campus, Riverside County
Child Development Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

The project is within scope. The project constructs a 6,200 asf child development center with 600 asf kitchen, 1,200 asf lab, 900 asf office, and 3,500 asf demonstration space

Funding and Project Cost Verification

The project is within cost.

\$2,396,000 total estimated project costs

\$87,000 local funds

\$76,000 state funding previously allocated for preliminary plans.

\$2,233,000 to be allocated: construction \$2,075,000 (contracts \$1,863,000, contingency \$93,000, testing and inspection, and A & E \$119,000) at CCI 4019 and equipment \$158,000 at EI 2564.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 2001 and the waiting period expired on December 9, 2001.

Project Schedule

The project schedule is as follows:

Complete construction: September 2004

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 24

CALIFORNIA COMMUNITY COLLEGES (6870)
RIVERSIDE COMMUNITY COLLEGE DISTRICT,
MORENO VALLEY CAMPUS, RIVERSIDE COUNTY
Child Development Center

Authority: Chapter 106/01, Item 6870-301-0574 (47.1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 24

California Community Colleges
Riverside Community College District, Moreno Valley Campus, Riverside County
Child Development Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

The project is within scope. The project constructs a 6,200 asf child development center with 600 asf kitchen, 1,200 asf class lab, 900 asf office, and 3,500 asf demonstration space.

Funding and Project Cost Verification

The project is within cost.

\$2,239,000 total estimated project costs

\$82,000 local funds

\$67,000 state funding previously allocated for preliminary plans.

\$2,090,000 to be allocated: construction \$1,932,000 (contracts \$1,730,000, contingency \$87,000, testing and inspection, and A & E \$115,000) at CCI 4019 and equipment \$158,000 at EI 2564.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 2001 and the waiting period expired on December 9, 2001.

Project Schedule

The project schedule is as follows:

Complete construction: September 2004

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 25

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT,
SKYLINE COLLEGE, SAN MATEO COUNTY
Seismic Retrofit – Buildings # 7 & 8

Authority: Chapter 106/01, Item 6870-301-0574 (63)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 25

California Community Colleges
San Mateo County Community College District, Skyline College, San Mateo County
Seismic Retrofit – Buildings # 7 & 8

Action Requested

The requested action will approve preliminary plans and the release working drawing funds for this project.

Scope Description

The project is within scope. This project will reconstruct the Science & Academic buildings to meet code requirements for structural safety. The buildings were identified in the 1998 Division of the State Architect Report as high-risk and in need of extensive repair.

Funding and Project Cost Verification

The project is within cost

\$4,288,000 total estimated project costs

\$182,000 state funding previously allocated for preliminary plans

\$4,106,000 to be allocated: working drawings \$183,000, construction \$3,923,000 (contracts \$3,452,000, contingency \$242,000, testing, inspection, A & E and construction management \$229,000) at CCI 4019.

CEQA

A Negative Declaration was filed with the State Clearinghouse on October 1, 2001, and the waiting period expired on November 6, 2001.

Project Schedule

The project schedule is as follows:

Complete construction: October 2003

Staff Recommendation: Approve preliminary plans and the release working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 26

CALIFORNIA COMMUNITY COLLEGES (6870)
WEST VALLEY - MISSION COMMUNITY COLLEGE DISTRICT,
MISSION COLLEGE, SANTA CLARA COUNTY
Science and Technology Complex

Authority: Chapter 50/99, Item 6870-301-0574 (90) PW
Chapter 52/00, Item 6870-301-0574(82) C
Chapter 106/01, Item 6870-301-0574 (74) E

- a. **Approve augmentation** **\$1,731,000**
(19.4 percent of construction phase)
(16.7 percent of total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 26

California Community Colleges
West Valley-Mission Community College District, Mission College, Santa Clara County
Science and Technology Complex

Action Requested

The requested action will approve an augmentation for this project.

Scope Description

The project is within scope. This project constructs a 21,070 assignable square feet (asf) building with 1,500 asf lecture, 17,600 asf laboratory, 990 asf office, and 980 asf other space to house biology, chemistry, physics, engineering and biological science programs. The project was bid twice with two deductive alternates estimated at \$68,500. The bids were high both times, and the district has requested a 19.4 percent augmentation to award the bid. If approved, the augmentation for the project would be \$1,731,000 (16.7 percent). A 20-day letter was sent to the Legislature on February 15, 2002, without comment.

Funding and Project Cost Verification

The project is not within cost.

\$12,122,000 total estimated project costs

\$755,000 state funding previously allocated: preliminary plans \$305,000 and working drawings \$450,000.

\$9,636,000 state funds to be allocated: Construction \$8,929,000 (\$8,057,000 contract, \$396,000 contingency, and \$476,000 administration, construction management, testing and inspection) at CCI 3909 and \$707,000 equipment at EI 2564.

\$1,731,000 requested augmentation to be allocated: construction \$1,731,000 (contract \$1,642,000 and contingency \$89,000) at CCI 3909

Project Schedule

The project schedule is as follows:

Complete construction: August 2003

Staff Recommendation: Approve augmentation.

ACTION ITEMS

ACTION – ITEM 27

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
MILL CREEK, DEL NORTE COUNTY
DPR Project A37000, DGS Parcel 10086

Authority: Chapter 106/01, Item 3790-301-0005(29)
Chapter 106/01, Item 3600-301-6018(1)
Chapter 106/01, Item 3760-301-0005(3)
Chapter 52/00, Item 3640-302-0001

- a. **Authorize acquisition consistent with staff analysis**

PULLED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 27

Department of General Services
Department of Parks and Recreation
Mill Creek Project, Del Norte County

Action requested

The requested action will authorize acquisition for this project consistent with staff analysis.

Scope Description

This project is within scope. This project provides for the acquisition of approximately 25,000 acres adjacent to Jedediah Smith Redwoods State Park to the north and to Del Norte Coast Redwoods State Park to the south for the purposes of public access and habitat protection in Del Norte County.

Funding and Cost Verification

This project is within cost. Save the Redwoods League (SRL) has entered into a purchase option agreement with the property owner to acquire the property. SRL will assign the purchase option to the Department of Parks and Recreation (DPR) and will provide private donations for a portion of the purchase price. The Federal government has allocated grant funds through the U.S. Fish and Wildlife Service toward this acquisition. The property can be acquired in accordance with Legislative intent by supplementing the private donations plus the Federal contribution with funds from Chapter 52, Budget Act of 2000, Item 3640-302-0001 and from Chapter 106, Budget Act of 2001, Items 3600-301-6018(1), 3760-301-0005(3), and 3790-301-0005(29).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 4, 2001, and the waiting period expired on November 8, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April 2002.

Condition of Property

- An environmental site assessment was performed by a private consultant, which included soil and water sampling. The report indicated some contamination from the use of the property for a lumber mill and remediation consistent with closing the mill site to the standards set forth by the Regional Water Quality Control Board is in process.
- DGS Environmental Services Staff have toured the property and reported no due diligence issues that would prevent acquisition. A separate site condition report was submitted to the Department of Finance on this property. In summary, this report states:
- The property contains critical refugia for salmon and steelhead in Mill and Rock Creeks. The watershed and streams within the proposed purchase are essential to maintaining and improving North Coast salmonoid fisheries.
- The proposed 25,000-acre acquisition will include approximately 200 acres of old-growth redwoods and Douglas firs; the acquisition will secure a large acreage of second-growth

redwood forest watershed situated between adjacent state and federal parks, and special protection areas. The site includes habitat for threatened and endangered species.

- The purchase agreement will need to establish post-acquisition abatement and monitoring responsibilities for the petroleum-contaminated areas associated with past fuel and lubricant usage at the mill.
- The North Coast Regional Water Quality Board will need to confirm that all of the long-term water quality issues have been addressed, including the near-term remediation of the petroleum-contaminated areas and long-term protection against soil erosion.
- DPR and the Regional Board will need to establish a long-term fund for the potential removal of one underground tank that could be too harmful to the environment to remove until it is absolutely necessary. This account will need to contain adequate funds for removal of the tank and environmental restoration of the site.
- The property contains several former mill-related structures, including two substantial single-story buildings covering several thousand square feet, large areas of paving, and building foundations. It is anticipated that all remaining structures and other improvements will be accepted in an "as is" condition.
- DGS staff have concluded that few, if any, of the buildings have immediate re-use capabilities because of their respective condition and the absence of a functional domestic water system.
- The proposed acquisition will include over 100 miles of logging roads, which are currently in good to excellent condition. DPR and/or the future control agency(s) will have to address maintenance of these roads for ongoing access and fire response.
- The proposed acquisition will require DPR and/or the future control agency(s) to immediately provide security for the property to protect it from vandalism, poaching, timber theft, etc.
- DPR and/or the future control agency(s) will need to be prepared to address on-going silvicultural responsibilities (thinning, vegetation control, insect infestations, etc.) of the second growth forests on the property.
- The property, especially the former mill area, presents future asset management opportunities (conservation camp, recreational facilities, equipment storage, movie production, etc.) if these uses are determined to be compatible with preservation of watershed values, old growth reserves, and endangered species habitat.

Other

- The purchase price will not exceed the fair market value established by a Department of General Services (DGS) approved appraisal.
- DPR, Wildlife Conservation Board and Save-the-Redwoods League have been involved in discussions with the County regarding methods of compensating the County for the potential loss of revenue associated with having this property go into public ownership. The losses would be related to loss of timber yield and real property taxes.
- The road system currently costs \$200,000 annually to maintain.
- While requests for future staffing, operating and maintenance costs will be considered through the normal budget process, it is anticipated by PWB staff that there may be an immediate need of four positions and associated vehicles to secure and monitor the area.
- The structures on the site are vacant and no relocation assistance will be necessary. DPR plans to use the existing office for a visitor center and/ or DPR office and to restrict access to the rest of the structures by gating off road access to the mill site unless support funding becomes available. DPR anticipates that the costs to use the existing office are minimal and can be absorbed within the existing budget. If the buildings require modifications to meet existing codes and are unsuitable for use, DPR's estimated costs are probably understated.
- There is no implied dedication involved with this project.
- DPR is not aware of any lawsuits pending concerning the property.

- DPR has discussed restrictions that may be placed on the land. Some of the funding sources will dictate how the property may be used; however, other potential restrictions, that could restrict land divesting or development, may be avoidable.

Staff Recommendation: **Authorize site acquisition constant with staff analysis.**

ACTION ITEMS

ACTION – ITEM 28

DEPARTMENT OF HEALTH SERVICES (4260)
SOUTHERN CALIFORNIA LABORATORY: FIRE AND LIFE SAFETY RENOVATION
Los Angeles County

Authority: Chapter 50/99, Item 4260-301-0001 (1)
Chapter 52/00, Item 5100-301-0870 (1)

- a. **Approve project termination**
- b. **Approve reversion** **\$4,034,000**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 28

Department of Health Services
Southern California Laboratory Fire and Life Safety Renovation

Action Requested

The requested action will approve the termination of the project and the reversion of funds.

Scope Description

The project is within scope. The project consists of remodeling portions of the interior of the laboratory to comply with fire and life safety code requirements, handicapped accessibility requirements, and deficiencies in the physical environment. Seismic upgrades are included. The project will also reconfigure parking and install new security gates.

The Department of Health Services (DHS) requests the termination of the Southern California Laboratory Fire and Life Safety Renovation project. At this time, preliminary plans and working drawings are complete, and the project is ready to proceed to construction. However, the DHS is not certain that the laboratory will continue to meet its needs in the future. Specifically, while the amount of space in the laboratory was sufficient to meet the DHS' projected long-term needs when funds for the project were appropriated, the terrorist events of September 11, 2001 and the potential for increased bioterrorism activities may have an impact on workload and laboratory sufficiency. Before expending \$4 million General Fund to improve the laboratory, the DHS wants to identify what impact these activities may have on operations, and determine whether the laboratory will continue to meet its long-term needs. Therefore, the DHS requests the termination of the project and the reversion of \$4,034,000 General Fund. A 20-day scope change letter was sent to the Legislature on February 15, 2002, without comment.

Funding and Cost Verification

This project is within cost.

\$4,518,000 total estimated project cost

\$484,000 project costs previously allocated: \$221,000 preliminary plans; \$263,000 working drawings

\$4,034,000 construction funds to be reverted

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 15, 1999, and the waiting period expired November 19, 1999

Project Schedule

N/A

Staff Recommendation: Approve project termination and reversion of funds.

OTHER BUSINESS

REPORTABLES

To be presented at meeting.

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary

I:\Wp\CO\PWB\SCREEN\IS091401.pwb.doc